

THE ZONING ORDINANCE IS APPLICABLE IN ITS ENTIRETY WITH SPECIFIC MODIFICATIONS AS SHOWN ON THE CONDITIONAL USE PLAN. ALTERATIONS TO THE CONDITIONAL PLAN ARE SUBJECT TO THE ZONING ORDINANCE SECTION 6.207.

**DEVELOPMENT DATA TABLE**

SITE ACREAGE: 4.7 (NOT INCLUDING RAILROAD AND STREET R.O.W.)  
 TAX PARCEL INCLUDED IN REZONING: 04324115  
 EXISTING ZONING: I-1 & R-4  
 PROPOSED ZONING: I-2 (CD)  
 EXISTING USE: VACANT  
 PROPOSED USE: ALL USES IN I-2  
 NUMBER OF RESIDENTIAL UNITS BY HOUSING TYPE: NA  
 RESIDENTIAL DENSITY: NA  
 SQUARE FOOTAGE OF NON-RESIDENTIAL USE: COMMERCIAL, 45,800 SF  
 FLOOR AREA RATIO: 22%  
 MAXIMUM BUILDING HEIGHT: 25'  
 MAXIMUM NUMBER OF BUILDINGS: 4  
 PARKING SPACES: N/A (CENTER YARD WILL HAVE TRUCKS AND TRAILERS)  
 AMOUNT OF OPEN SPACE: 1.3 ACRES

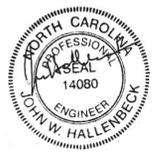
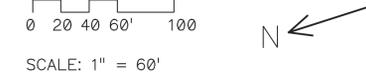
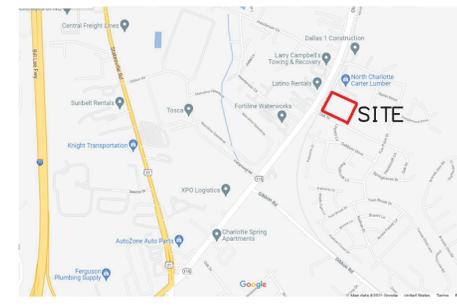
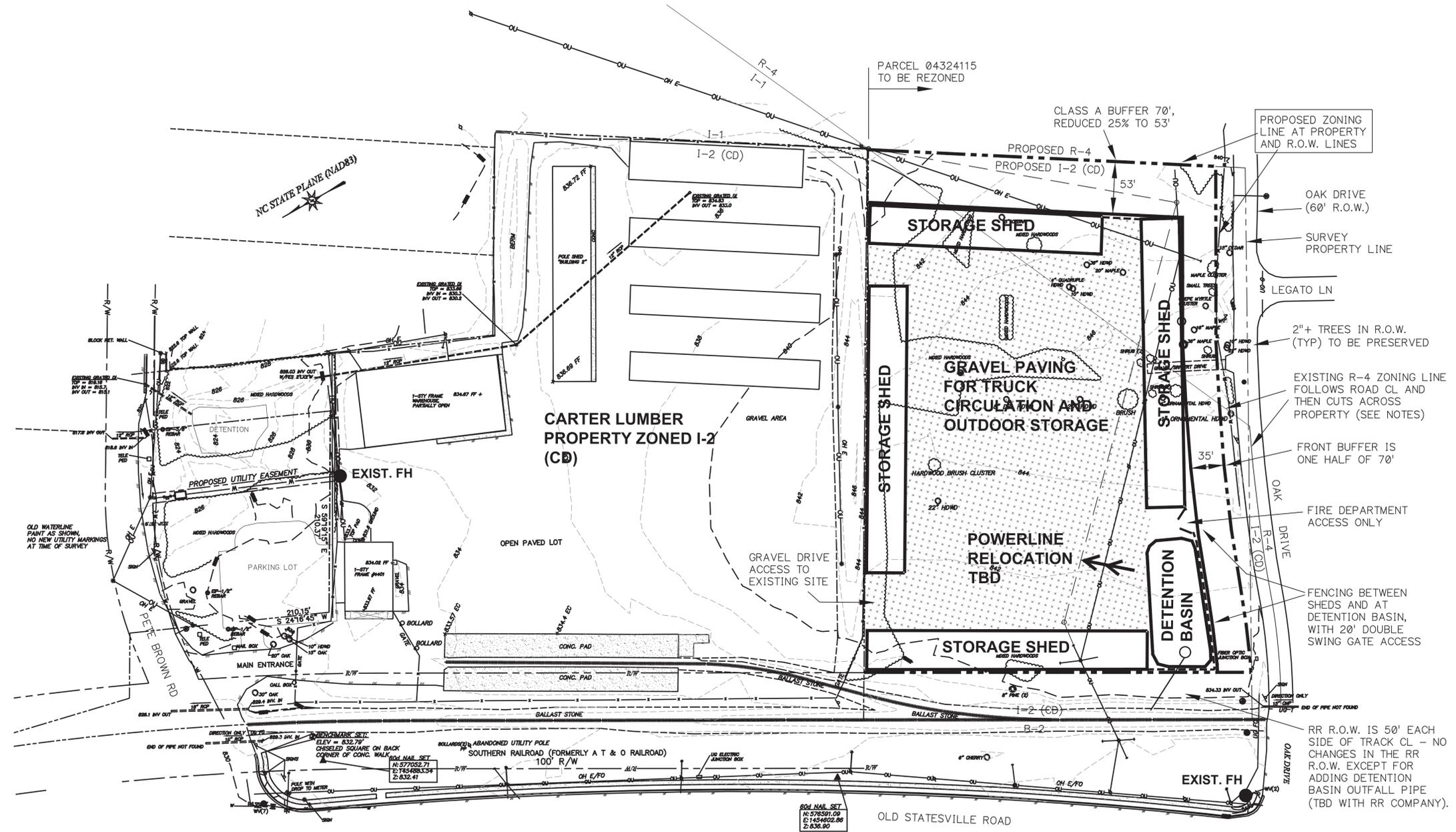
**SETBACKS:**  
 OAK DRIVE IS THE FRONT, SETBACK TO MATCH ADJACENT R-4 PROPERTY (30').  
 SIDE AND REAR SETBACKS ZERO FEET.

**BUFFERS:**  
 THE FRONT BUFFER IS REDUCED BY HALF PER 9.1105(3). THE SIDE BUFFER IS REDUCED 25% DUE TO SHED WALL AND FENCE PER 12.302(8)(A).

**TREES AND PLANTINGS:**  
 EXISTING TREES IN THE BUFFERS WILL BE PRESERVED, WITH ONE OR TWO EXCEPTIONS WHERE TREES OR ROOTS WOULD BE TOO CLOSE TO THE SHEDS. NEW TREES AND SHRUBS WILL BE PLANTED TO PROVIDE OVERALL COMPLIANCE WITH THE ZONING ORDINANCE.

**BUILDING MATERIALS:**  
 METAL ROOFING AND METAL SIDING THREE SIDES (OPEN TO THE CENTER YARD).  
**FENCING:** MIN. 6' HIGH CHAIN LINK WITH OPAQUE DIAGONAL SLATS

**LIGHTING:** SHIELDED TO PREVENT DIRECT ILLUMINATION BEYOND THE PROPERTY LINES.



IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ENGINEER, TO ALTER THIS DOCUMENT. THIS DRAWING WAS PREPARED AT THE SCALE INDICATED. INACCURACIES IN THE STATED SCALE MAY BE INTRODUCED WHEN DRAWINGS ARE REPRODUCED BY ANY MEANS. USE THE GRAPHIC SCALE BAR TO DETERMINE THE ACTUAL SIZE. DRAWING IS NOT SCALABLE IF NO SCALE BAR IS PRESENT.

CLIENT	CARTER LUMBER CO.		
DESIGNER / PROFESSIONAL ENGINEER RESPONSIBLE	J. HALLENBECK		
DESIGNED BY	J. HALLENBECK	FILE NO.	
CHECKED BY	C.L. JOYNER	DATE	11/15/2021
DRAWN BY	J. HALLENBECK		
NO.	DATE	ISSUED FOR REZONING APPLICATION	JWH
0	11/19/2021	ISSUED FOR REZONING APPLICATION	INT.
		REVISION	

FIRM NUMBER: FIRM NUMBER  
 CERTIFICATE OF AUTHORIZATION:  
 RAMBOLL AMERICAS ENGINEERING SOLUTIONS, INC.  
 3600 ARCO CORPORATE DR, SUITE 200 CHARLOTTE NC 28273  
 704-588-8877  
 RAMBOLL

PROJECT: FACILITY EXPANSION  
 ADDRESS: 8800 OAK DRIVE, CHARLOTTE NC 28269

SHEET DESCRIPTION: CONDITIONAL USE PLAN